



Woodstock Road, Yarnton, OX5 1PW

£735,000 Freehold

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SALES LETTINGS



The Property

A delightful modern built detached family home offering deceptive accommodation and beautifully presented inside. This ideal home offers flexible accommodation for the growing family and is ideally located providing access to Oxford and Woodstock. The property comprises: Good Sized Entrance Hall, Cloakroom, Sitting Room, Dining Room with Bay Window, Study, Kitchen/Breakfast Room, Utility Room with internal access to the Garage. Upstairs there is a Master Bedroom with En-Suite Shower Room, 3 further Bedrooms and Family Bathroom. The property is complimented by Gas Heating to Radiators, Double Glazing and Cavity Wall Insulation. Outside there is a pleasant level Garden to the rear, along with a Single Garage and Driveway providing Off-Street parking for several cars. Viewing is strongly recommended.

Additional Information to note:

- Property Built in 2010.
- All Mains Services are connected.
- OFCOM checker confirms that standard to ultrafast broadband is available at the property.
- OFCOM checker confirms that there is good mobile voice and data available outdoors, with good mobile voice available inside, but limited data with EE and O2.

- Council Tax Band: E
- EPC Rating: C





Key Features

- Modern Detached House
- Deceptively Spacious
- Beautifully Presented
- 4 Good Sized Bedrooms
- 3 Reception Rooms
- Kitchen/Breakfast Room
- En-Suite and Family Bathroom
- Pleasant Garden
- Garage and Driveway
- Viewing Recommended

The Location

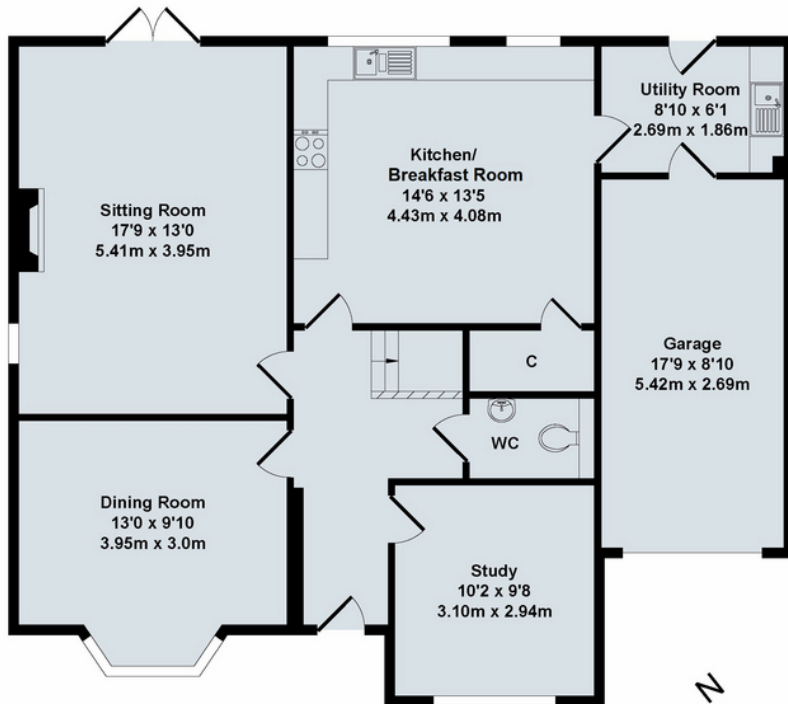
Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.



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Ground Floor



First Floor



Total Approx. Floor Area 1803 Sq.Ft. (167.50 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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